

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**


Resolution or Ordinance (Blue)       Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** October 27, 2020      **(BOT) Date:** November 5, 2020

**SUBJECT:** PC 20-25, 1300 S. Main Street, Units D & E – Conditional use for an animal hospital and kennel

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.417(G)(2) of the Lombard Village Code to allow for an animal hospital and kennel to operate on the subject property located within the Roosevelt Road Corridor B4A District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the November 5, 2020, Board of Trustees agenda with a waiver of first reading requested by the petitioner.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** November 5, 2020

**SUBJECT:** **PC 20-25, 1300 S. Main Street, Suites D and E – Conditional use for an animal hospital and kennel**

Please find the following items for Village Board consideration as part of the November 5, 2020, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 20-25; and
3. An Ordinance granting approval of a conditional use for a property located at 1300 S. Main Street, Suites D and E.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the November 5, 2020, Board of Trustees agenda with a waiver of first reading requested by the petitioner.



## VILLAGE OF LOMBARD

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November 5, 2020

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Anthony Puccio, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 20-25, 1300 S. Main Street, Units D & E**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Sections 155.417(G)(2) of the Lombard Village Code to allow for an animal hospital and kennel to operate on the subject property located within the Roosevelt Road Corridor B4A District.

The Plan Commission conducted a public hearing on October 19, 2020. Pursuant to Governor Pritzker's Executive Order No. 2020-07 which suspends the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, multiple members of the Plan Commission participated in the meeting through a virtual meeting platform.

Sworn in to present the petition were: Jennifer Ganser, Assistant Director; and Greg Ludwig and Georgie Ludwig, the petitioners.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Ludwig presented the petition. He stated that Lombard Veterinary Hospital has been operating on St. Charles Road since 1959. The St. Charles Road site sustained damage during a storm event in August 2020. The business is looking to move to a temporary location at 1300 S. Main while repairs are completed on the St. Charles Road building.

Mr. Ludwig noted that the animal hospital has operated on St. Charles Road without disturbing nearby residents or property owners. The petitioner will undertake internal renovations at the 1300 S. Main site, but no significant exterior renovations are planned. There will be some limited overnight kenneling of animals if they require medical services, but otherwise boarding of animals will be limited.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Vice-Chair Flint asked if staff had received any comment from members of the public prior to the meeting. Ms. Ganser said no public comment had been received.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to operate an animal hospital and kennel in the B4A Roosevelt Road Corridor District. The subject property is a tenant space in a strip shopping center. The petitioner, Lombard Veterinary Hospital, is proposing to use the space for a temporary location while they complete reconstruction efforts on their permanent location at 244 E. St. Charles Road, which sustained major damage during a storm in August 2020.

Staff has reviewed the petitioner's request and finds the proposed animal hospital and kennel will not create any undue impacts on neighboring properties. There are other veterinary hospitals in similar business districts within the Village, and the petitioner will make interior improvements designed to minimize impacts to other tenants in the building. The petitioner may fence in a grassy area to the south of the building to provide a space for dogs to be walked while attended by an employee or pet owner. The fencing will meet fencing provisions in Village Code and will require a permit. Staff supports the requested conditional use.

Vice-Chair Flint asked if there were any questions of the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Burke, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 20-25, subject to the following five (5) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall make the following improvements to the tenant space, as noted in this report:
  - a. Tenant separation walls shall have sound batting installed between this space and adjoining tenant spaces;
  - b. Air sealing of the tenant separation walls (top and bottom of walls);
  - c. Adjustment of the outside air dampers for the rooftop HVAC units to have this proposed space be negative air pressure to pull air from the space and exhaust

it out of the roof rather than positive air pressure that could push smells into other adjoining spaces;

3. That any fencing installed in the grassy area to the south of the tenant space shall meet Village Code provisions for fencing;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal day care facility and animal hospital and kennel are not established by said date, this relief shall be deemed null and void.

Respectfully,

**VILLAGE OF LOMBARD**

Steve Flint, Vice-Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN ANIMAL HOSPITAL AND KENNEL PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417(G)(2) OF THE LOMBARD CODE OF ORDINANCES**

PC 20-25; 1300 S. Main Street, Suites D & E

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned Roosevelt Road Corridor B4A District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.417(G)(2) of the Lombard Zoning Ordinance to allow an animal hospital and kennel; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 19, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for an animal hospital and kennel is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1300 S. Main Street, Suites D and E, Lombard, Illinois and legally described as follows:

That part of the east 592.0 feet of the northeast  $\frac{1}{4}$  of section 19, township 39 north, range 11, east of the third principal meridian, which lies north of the north line of Rebecca Road, and the north line of Rebecca Road extended west, as per melody lane estates unit No. 1 (excepting therefrom the north 337.80 feet thereof and except that part dedicated for MainStreet as per said Melody Lane estates unit No. 1), in DuPage County, Illinois.

Parcel Number: 06-19-201-018 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall make the following improvements to the tenant space, as noted in this report:
  - a. Tenant separation walls shall have sound batting installed between this space and adjoining tenant spaces;
  - b. Air sealing of the tenant separation walls (top and bottom of walls);
  - c. Adjustment of the outside air dampers for the rooftop HVAC units to have this proposed space be negative air pressure to pull air from the space and exhaust it out of the roof rather than positive air pressure that could push smells into other adjoining spaces;
3. That any fencing installed in the grassy area to the south of the tenant space shall meet Village Code provisions for fencing;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal day care facility and animal hospital and kennel are not established by said date, this relief shall be deemed null and void.

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Re: PC 20-25  
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SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk